



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 28, 2005

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

JO: 42-2561

The City of San Diego Land Development Review Division has prepared a draft MITIGATED NEGATIVE DECLARATION for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by April 26, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Charles Richmond, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@saniego.gov with the Project Number 31079 in the subject line.

General Project Information:

- Project No. **31079**, SCH No. **N/A**
- Community Plan Area: **Linda Vista**
- Council District: **6**

Subject: Francis Parker Upper-Middle School Campus. PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, and SEWER EASEMENT VACATION (Process 5) to increase the student population by 100 students, to construct 91,786 square feet of new building space on the existing 23.0-acre campus, including a one-story parking garage structure with tennis courts placed on top, and to renovate approximately 12,350 square feet of existing facilities. The Conditional Use Permit (CUP) would amend the school's existing CUP 94-0207. The site is located at 6501 Linda Vista Road, within the RM-1-1, Linda Vista Community Plan area, and Council District 6 (Parcel 1 of Parcel Map 5465). Applicant: Francis Parker School. This site is not included on any Government Code Listing for hazardous waste sites.

Applicant: Francis Parker School

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Biology, Health and Safety, and Noise.**

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5000 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Charles Richmond at (619) 687-5948. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Bill Tripp at (619) 446-5273. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on March 28, 2005.

Chris Zirkle, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project Number: 31079

SUBJECT: Francis Parker Upper-Middle School Campus. PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, and SEWER EASEMENT VACATION (Process 5) to increase the student population by 100 students, to construct 91,786 square feet of new building space on the existing 23.0-acre campus, including a one-story parking garage structure with tennis courts placed on top, and to renovate approximately 12,350 square feet of existing facilities. The Conditional Use Permit (CUP) would amend the school's existing CUP 94-0207. The site is located at 6501 Linda Vista Road, within the RM-1-1, Linda Vista Community Plan area, and Council District 6 (Parcel 1 of Parcel Map 5465).
Applicant: Francis Parker School.

I. **PROJECT DESCRIPTION:** See attached Initial Study.

II. **ENVIRONMENTAL SETTING:** See attached Initial Study.

III. **DETERMINATION:**

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area: Biology and Noise. Subsequent revisions in the project proposal create the specific mitigation identified in Section V. of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. **DOCUMENTATION:**

The attached Initial Study documents the reasons to support the above Determination.

V. **MITIGATION, MONITORING AND REPORTING PROGRAM:**

General

1. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assisted Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading "*Environmental Requirements*: Francis Parker Upper-Middle School Campus project is subject to a Mitigation, Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Mitigated Negative Declaration 31079."

Biology

1. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading permit and Building Plans/Permits, direct impacts to 0.36 acres of Diegan coastal sage scrub habitat (Tier II) shall be mitigated to the satisfaction of the City Manager, through one of the following: *(a)* off-site land acquisition within the MHPA; *(b)* off-site land acquisition in an approved conservation mitigation bank; *(c)* payment into the City's Habitat Acquisition Fund as described below, or *(d)* a combination of *a*, *b*, and *c*.
 - a. Impacts to 0.36 acres of Diegan coastal sage scrub habitat (Tier II) outside of the MHPA shall be mitigated with equivalent Tier II habitat or better. These impacts would be mitigated via preservation within the MHPA at a ratio of 1:1 for a requirement of 0.36 acres within the MHPA. If the preservation occurs outside of the MHPA, a 1.5:1 ratio shall be utilized, for a requirement of 0.54 acres, **or**
 - b. Prior to the first preconstruction meeting, the applicant shall provide verification to the Assistant Deputy Director (ADD) in the Development Services Department (DSD) that conservation credits equivalent to 0.36 acres of Tier II upland habitat has been assigned in the City's Marron Valley Conservation Bank as mitigation for impacts to 0.36 acres of Diegan coastal sage scrub, **or**
 - c. Prior to the issuance of the first grading permit, the owner/permittee shall contribute a total of \$9,000.00 to the City of San Diego Habitat Acquisition Fund to mitigate for the loss of 0.36 acres of Diegan coastal sage scrub (Tier II). This contribution amount is based on a value of \$25,000 per acre. This contribution amount is also based on a mitigation ratio of 1:1 for Diegan coastal sage scrub (impact occurred outside the MHPA, yet mitigation would be required inside the MHPA).
 - d. A combination of *a*, *b*, or *c* as referenced above.

Health and Safety

1. Prior to the issuance of any demolition permits, proper testing shall be conducted by the applicant, to the satisfaction of the City Engineer, to determine if asbestos or lead-based paints exist within the structures slated for demolition. If testing shows the presence of asbestos or lead-based paints, then proper precautions shall be made during the removal and disposal of these materials, as regulated by state agencies (Cal-OSHA and Cal-EPA) and the San Diego Air Pollution Control District Rule 361.145 Standard for Demolition and Renovation and the San Diego County Department of Environmental Health, to ensure that no hazards to the demolition crew, adjacent residents, or other individuals are created.

Noise

Due to the potential noise impacts related to field and sporting events at the school campus, particularly during the evening hours, the following mitigation is required to reduce noise impacts to below a level of significance as required by the City of San Diego Municipal Code Section 59.5.0401, *Sound Level Limits*.

1. Relocation of athletic fields as far from residences as practical and relocating the bleachers away from the eastern property line.
2. Loudspeaker and other public address systems on campus shall be located at the spectator bleachers facing away from residential units adjacent to the field.
3. The public address systems shall be designed by a qualified sound engineer with the following minimum specifications:
 - a. Only low-pressure type speakers shall be used, which are designed to have a minimum coverage area of approximately 300 square feet each.
 - b. The distance between speakers shall not exceed 20 feet, and speaker orientation shall be directed toward the target audience.
 - c. The maximum speaker output shall be limited to 80 dB at 20 feet from the front of the speaker along the primary speaker axis.
4. Weekend special events using the athletic fields, such as fundraisers or athletic tournaments, shall not be planned before 8 A.M. on Saturday or 9 A.M. on Sunday, and shall use portable public address systems clearly audible only within the immediate vicinity of the activity.
5. The parking structure shall have textured concrete on drive aisles to reduce tire squeal, and coated wall surfaces to reduce echo effects.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego
Councilmember Frye, District 6, 10A
Planning Department, MS 4A
Development Services Department, MS 501
Clairemont CSC MS 97
County of San Diego
San Diego County Education Department (66)
U.S. Fish & Wildlife Service (23)
California Department of Fish and Game (32)
Sierra Club (165)
California Native Plant Society (170)
Audubon Society (167)
Center for Biological Diversity (176)

Endangered Habitats League (182)
Linda Vista Community Planning Committee (267)
University of San Diego (269)
Serra Mesa Planning Group (263A)
Serra Mesa Community Council (264)
Mission Valley Unified Planning Organization (331)
River Valley Preservation Project (334)
North Rim Homeowners Association, Barbara Orvik
Francis Parker School (applicant)
Sedona Pacific (agent)
Historical Resources Board (87)
Jerry Schafer, PhD. (209)
South Coastal Information Center (SCIC/SDSU) (210)
San Diego Historical Society (211)
San Diego Archaeological Center (SDAC) (212)
Save Our Heritage Organisation (SOHO) (214)
Ron Christman (215)
Louis Guassac (215A)
San Diego Archaeological Society (SDCAS) (218)
Kumeyaay Cultural Repatriation Committee (KCRC) (225)
Native American Distribution (Public Notice Only) (225A-R)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Anne Lowry, Senior Planner
Development Services Department

March 28, 2005
Date of Draft Report

Date of Final Report

Analyst: C. Richmond

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project No. 31079

SUBJECT: Francis Parker Upper-Middle School Campus. PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, and SEWER EASEMENT VACATION (Process 5) to increase the student population by 100 students, to construct 91,786 square feet of new building space on the existing 23.0-acre campus, including a one-story parking garage structure with tennis courts placed on top, and to renovate approximately 12,350 square feet of existing facilities. The Conditional Use Permit (CUP) would amend the school's existing CUP 94-0207. The site is located at 6501 Linda Vista Road, within the RM-1-1, Linda Vista Community Plan area, and Council District 6 (Parcel 1 of Parcel Map 5465). Applicant: Francis Parker School.

I. PURPOSE AND MAIN FEATURES:

The project is proposing to add 91,786-square feet of new building gross floor area (GFA) to the existing Francis Parker School campus. The school currently provides approximately 102,549 square feet of building GFA (see Figure 2). The project is proposing to keep 68,174 square feet and demolish 34,375 square feet. Of the remaining 68,174-square feet, approximately 12,350 square feet would be renovated. Total building GFA would increase from its current 102,549 square feet to approximately 160,000 square feet.

Construction would occur over four phases. The project scope includes the construction of 15 new buildings, a parking garage structure with tennis courts on the roof, and a new dining terrace trellis adjacent to the existing cafeteria (see Figure 3). The new buildings being proposed include classrooms, a library, multi-purpose buildings, an administration office, a student union building, and a maintenance building (see Figures 4 and 5). The single-story parking structure would include 6 tennis courts on the roof (see Figure 6). The tennis courts would be shielded by a 12-foot high tennis fence with a windscreen and no lighting facilities. Two existing buildings are being proposed for renovation, the current administration building, which would be modified to support art studios and one of the middle school buildings, which would continue to serve its current use. The project would also include the construction of new parking areas and new access drives. Field lighting is being proposed for the football and baseball fields, but not for the softball field or tennis courts. New landscaping is proposed for the entire site. Ten existing buildings are being proposed for demolition.

Approximately 11.75 acres of the 23.0-acre site (51 percent of the site), would be graded. The project is proposing a total of 30,155 cubic yards of cut with a maximum cut depth of 5.6 feet and a total of 14,700 cubic yards of fill with a maximum fill depth of 25 feet (at the canyon edge to the south). The maximum height of cut slopes would be four feet with a 2:1 slope. The maximum height of fill slopes would be 35 feet, also with a 2:1 slope. Part of the project scope includes the construction of an outdoor dining terrace trellis. To

build the terrace, a small portion of the bluff edge adjacent to the cafeteria would be filled, leveled and retained with a masonry retaining wall. In all, a total of 200 feet of retaining walls with a maximum height of 8 feet are being proposed.

Currently, site access is gained from Linda Vista Road at the project's north boundary, with the main ingress/egress at the Linda Vista Road and Alcala Knolls signalized intersection. A service ingress/egress is located approximately 400 feet west from the main driveway and an egress only is located approximately 180 feet east of the main driveway. Changes to the existing ingress/egress points would be minimal, mainly in the form of minor shifts in existing curb cuts and resizing of driveways. On-site circulation would be enhanced with lanes allocated to student pick-up and drop-off at areas closest to classrooms and in front of the recreational facilities.

The site presently provides 332 on-site parking spaces for a student population of 700, though the school is only required to provide 254 spaces (0.363 spaces per student) as specified by the existing CUP 94-0207. An increase in the student population to 800 and an increase in building GFA would require that the school maintain 290 on-site parking spaces. Due to the reconfiguration of the parking facilities, including student pick-up and drop-off lanes in front of the proposed administration building, arts studio building, music classrooms, and in front of the existing cafeteria and gymnasium, the school is proposing 290 on-site parking spaces.

The proposed buildings would be similar in architectural style to the recent building additions (i.e. the existing Field House and Fine Arts Theater). Materials include metal (aluminum), glass, stucco, and wood facades. The roofs would be free-span trussed roofs and would provide cover for pedestrian paths. Most of the buildings, including the classrooms, would be two stories (see Figure 3).

On-site lighting, including the proposed field lighting, would be regulated by the City of San Diego's Land Development Code section 142.0740 *Outdoor Lighting Regulations*. Outdoor lighting fixtures that are used to illuminate a premises or an architectural feature on private property would be directed or shaded so that light does not fall onto surrounding properties or create glare hazards within public rights-of-way. All outdoor lighting, including recreational lights (field lighting) in residential zones, would be turned off between 11:00 p.m. and 6:00 a.m.

Landscaping would include several unique features. Among these is an upper school courtyard with a water feature and surrounding stone veneer seatwall enclosure, student gathering areas with specimen trees and enhanced stone/tile paving and seatwall, and a 1,000-square foot viewing patio. In addition, all landscaping must comply with the City's Land Development Code section 142.0400, *Landscape Regulations*, and the Landscape Development Manual.

A Planned Development Permit would be required to allow a deviation from the existing maximum building height and field light pole height and for deviations to parking setbacks, a Site Development Permit is required due to the presence of steep slopes and sensitive biological resources, and a Conditional Use Permit would be required to amend CUP 94-0207 to increase the number of students from 700 to 800 and to allow for an additional 91,786 square feet of new school facilities. In addition, a Sewer Easement Vacation would be required at the north-northwest portion of the project site.

II. ENVIRONMENTAL SETTING:

The 23.0-acre project site is located at 6501 Linda Vista Road (see Figure 1) and is mostly developed (except for the hillsides), currently functioning as an educational institution for grades 6-12. The site is within the RM-1-1 (Residential-Multiple Unit) zone of the Linda Vista Community Plan area. The purpose of the RM zone is to provide for a wide range of multi-family residential dwellings. However, the RM-1-1 permits K-12 educational institutions with a CUP. The project site is not located in any overlay zones.

The area surrounding the project site is a mix of residential and institutional uses. Across North Rim Court at the project's east boundary and below the bluff to the project's south, are residential uses located in the RM-1-1. To the north, across Linda Vista Road, are residential uses zoned RS-1-7. To the project site's northwest and west are educational offices and institutions in the RM-1-1 zones.

Police and Fire protection services are currently provided for the project site. The site is located in the Western Division jurisdiction, headquartered at 5215 Gaines Street. In addition, the Linda Vista Storefront is located at 7345 Linda Vista Road approximately 2 miles to the northeast of the project site. Police response times to locations within the Western Division jurisdiction average 7.2 minutes. The closest fire station is Station 23, located at 2190 Comstock Street approximately 0.75 miles to the northeast. Fire response times to the project site would be 2.5 minutes.

The project site is located on level mesa top, which overlooks Mission Valley to the south. The site elevation averages 300 feet above mean sea level (AMSL) with hillsides that descend to 205 feet AMSL. Manufactured slopes are located at the southeast portions of the site adjacent to the softball field. The site is positioned on top of a mesa that has slopes designated as Environmentally Sensitive Lands (ESL) due to the presence of sensitive biological resources and steep natural slopes. However, the project site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA).

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental resource was considered during the environmental review and determined to be significant.

Biological Resources

A biology survey for the Francis Parker School site, entitled *Biological Resources Report for the Proposed Francis Parker School Renovation*, was prepared by Tierra Environmental Services, dated February 24, 2005. A general field survey was conducted on foot to identify sensitive wildlife and plant species. The survey also attempted to detect narrow endemic plant and animal species existing on-site, but none were detected. Vegetation communities were mapped in the field on a 1"=150' aerial photograph.

According to the survey, five separate habitat types occur on-site. Three of the five habitat types, ruderal (1.11 acres; Tier IV), ornamental (4.19 acres; Tier IV), and

developed (16.38 acres; N/A) are not considered sensitive habitats. The remaining two, Diegan coastal sage scrub (8.16 acres; Tier II) and maritime succulent scrub (0.37 acres; Tier I), are considered sensitive habitat types by the City of San Diego and could potentially be impacted by the project construction. Mitigation would be required if either of these two habitats were to be adversely impacted and would be adjusted on a scale according to their Tier Type and a mitigation location chosen inside or outside of the MHPA.

The biology survey concluded that the project development would result in impacts to 0.36 acres of Diegan coastal sage scrub, but would not result in any impacts to maritime succulent scrub. Mitigation would be accomplished by the acquisition of 0.36 acres of off-site Tier II habitats or better within the City's MHPA, or within a City approved mitigation bank or by paying into the City of San Diego Habitat Acquisition Fund. Table 1 identifies impacts by tiered habitat categories, in accordance with the City of San Diego's Biology Guidelines in the Land Development Code.

Table 1 Impacts to Biological Resources				
<u>Habitat Type</u>	<u>Tier</u>	<u>Total Acreage</u>	<u>Total Acreage Impacted</u>	<u>Mitigation Ratio</u>
Maritime succulent scrub	I	0.37	0.0	None required
Diegan coastal sage scrub	II	8.16	0.36	1:1 (inside MHPA), or 1.5:1 (outside the MHPA)
Ruderal habitat	IV	1.11	0.94	None required
Ornamental Habitat	IV	4.19	0.93	None required
Developed Land	N/A	16.38	10.67	None required
Total		30.33	12.90	

Due to the significant impacts to Tier II habitat, implementation of a Mitigation, Monitoring, and Reporting Program (MMRP), as outlined in Section V of the MND, would be required. With the implementation of MMRP, impacts to biological resources would be reduced to a level below significance.

Health and Safety

The project is proposing to demolish 10 buildings, many of which were constructed in the 1960's and 70's. Due to the ages of these buildings, asbestos and lead-based paint may be present and if so, could potentially pose a risk to human health and safety. Consequently, prior to demolition activities, proper testing of these buildings should be done. If the testing shows the presence of asbestos or lead-based paints, then proper precautions must be made during the removal and disposal of asbestos or lead-based paint containing materials, as regulated by state agencies (Cal-OSHA and Cal-EPA) and the

San Diego Air Pollution Control District (SDAPD) and the County of San Diego Department of Health Services (DEH), to ensure that no hazards to the demolition crew, adjacent residents, or other individuals are created by toxic materials. Demolition activities must be conducted in accordance with Cal-OSHA and Cal-EPA regulations regarding the removal and disposal of asbestos-containing materials and lead-based paints. Thus, implementation of mitigation concerning asbestos and lead-based paint removal, as included within Section V of the Mitigated Negative Declaration, would reduce human health and public safety impacts to below a level of significance.

Noise

As part of the project scope, modifications and additions to the existing athletic field are being proposed. Among the modifications is a slight reorientation of the athletic field along with a relocation of the spectator bleachers. The relocation of the bleachers would change the crowd viewing position from its current westward orientation (facing the school) to an eastern orientation (facing the adjacent residential uses). Additions include the installation of six new field light poles to be used for lighting evening events (see Figure 5). Because of these changes, an acoustical analysis was required to determine if any new noise impacts would occur.

The report, entitled *Noise Impact Analysis Francis Parker School Expansion*, was prepared by David Evans and Associates (March 1, 2005). It analyzed both the 24-hour Community Noise Equivalent Level (CNEL) and the Leq hourly average decibel level to determine the potential noise impacts from a 24-hour period and from temporary events (i.e. football games), respectively. To evaluate the baseline noise level and worst-case scenario noise level, noise measurements were taken during a typical school day as well as the annual homecoming football event.

The study measured noise levels at five locations, all taken at the project's eastern boundary where the athletic field and facilities are located. Sites 1 and 2 were located at the northeast and southeast of the field, respectively. Sites 3, 4, and 5 were located across the street from the project site, in front of the residential homes in the RM-1-1 zone (see Figure 5).

The City of San Diego's Significance Threshold, as based upon the California Environmental Quality Act (CEQA), allows for an exterior CNEL of 65 dB at schools and residential zones. To establish the 24-hour CNEL during both routine days and event days, measurements were taken at site locations 4 (across from bleachers) and 5 (across from tennis courts). The following table lists the noise levels measured in terms of CNEL:

Scenario	Site 4 (Bleachers)	Site 5 (Tennis Courts)
Non-game day	59	58
Events only	57	59
Combined total	61	61

The City of San Diego's Municipal Code is also used to determine if noise levels would result in a significant impact. In this case it is measured using a hourly average known as the Energy Equivalent Average (Leq). For schools and residential zones such as RM-1-1, noise levels that surpass a daytime noise level of 60 dB(A) Leq and an evening noise level of 55 dB(A) at the property line would be considered in violation of the municipal code.

The study found that after a review of the proposed campus modifications, noise levels (measured in CNEL) in the immediate school vicinity would not change measurably as a function of project implementation. Neither attendance levels nor faculty and staff would substantially increase over the existing levels. No “new” active recreation areas are proposed.

However, noise levels on gamedays, particularly during evening events, would surpass the noise limits established by the municipal code. The following table lists a summary of the observed noise levels (represented in Leq) during a typical Varsity football game with the bleachers occupied by 500 spectators:

<u>Activity</u>	<u>Site 1</u>	<u>Site 2</u>	<u>Site 3</u>	<u>Site 4</u>	<u>Site 5</u>
Varsity Game	63	56	59	62	61
Half-Time	63	57	60	62	62
Varsity Game	63	57	61	62	62

To reduce noise levels to below a level of significance several mitigation measures are being proposed. While relocation of the bleachers would orient spectators eastward toward the nearest residences, and thereby potentially increasing noise levels by 3 dB, the change in crowd orientation and the increase in distance of bleachers from the adjacent residential uses would decrease noise levels by -6 dB. To accommodate the reorientation of the spectators, loudspeakers would also be redirected to be oriented toward the crowd and away from homes. The increase in the distance buffer and the change in the orientation of any voice or music amplification devices would reduce crowd activity noise levels by -3 dB. Provision of electrical power to the athletic fields would also eliminate the need to operate generators for power as is the current practice. The elimination of the generators would result in a reduction in noise levels by -2 dB. The net attenuation effect of the combined measures is estimated to be -8 dB. The 8 dB attenuation from the athletic field and activity reconfiguration would produce residential exposures of 54 dB Leq during low intensity events, and 58 dB during worst-case conditions. Therefore, lower intensity events could be accommodated with the modified layout while meeting the 55 dB Leq evening compliance threshold. Overall, due to the significant noise impacts, implementation of a Mitigation, Monitoring, and Reporting Program (MMRP), as outlined in Section V of the MND, would be required. With the implementation of MMRP, noise impacts would be reduced to a level below significance.

The following environmental resources were considered during the environmental review and determined not to be significant.

Geology

A Preliminary Geotechnical Investigation for the Proposed Francis Parker Middle School Project was prepared by Testing Engineers – San Diego, Inc. (TESD, Inc, March 21, 2003). The report provides an evaluation of the subsurface soil conditions in order to make geotechnical recommendations pertaining to the proposed Francis Parker Upper and Middle School project. Subsequently, a *Geotechnical Investigation Addendum, Proposed Francis Parker School Redevelopment*, was prepared by Construction Testing and Engineering, Inc (November 15, 2004). The following includes a summarization of both reports.

The entire project site is located within the coastal portion of the Peninsular Ranges Geomorphic Province of California and is underlain by the Quaternary-aged Linda Vista (Qln) Formation, which typically contains a sedimentary sandstone conglomerate. Additionally, the Tertiary-aged Friars Formation and the Tertiary-aged Stadium (Tst) Conglomerate lie beneath the Qln. Soils on the site were found to contain fine-grained sandy to clayey gravel with 50 percent cobble size crystalline rock ranging in size from 2 to 10 inches in diameter. The soils on the site also contain undocumented fill consisting of a damp and medium dense light gray sandy gravel.

The City of San Diego Seismic Safety Study Map No. 21 shows that the majority of the Linda Vista Community is built on stable geologic conditions and the site is shown within the Hazard Zone 52, under the category "Other Terrain". This category is defined as, "Other level areas, gently sloping to steep terrain, favorable geologic structure, low risk." The proposed site is not located within an Alquist-Priolo Earthquake Study Zone.

The Rose Canyon Fault is a potentially active fault that is located approximately 0.7 miles west of the project site. The Rose Canyon Fault zone extends from the sea floor off La Jolla Shores, through Rose Canyon, and into San Diego Bay. As is the case with the majority of southern California, the proposed project could be subject to seismic related activities. However, the site is currently developed and the proposed construction activities do not extend beyond the boundaries of the current site; as such, the proposed project would not increase the potential exposure of people or property to seismic hazards. The proposed buildings would be designed in accordance with the seismic design requirements of the Uniform Building Code (UBC) and/or the Structural Engineers Association of California to help reduce the potential effects of seismic events such as ground failure.

During the geotechnical investigation, groundwater seeps were observed on-site at approximate elevations of 138 to 205 feet above mean sea level (AMSL). Therefore, during construction activities, temporary slopes would require monitoring for seeps during construction and proper drainage would need to be installed on final slopes, as necessary. Groundwater is not anticipated to influence construction operations as long as proper site drainage is maintained. Additionally, the geotechnical report and addendum prepared for this project did not identify any geologic units or soils that would result in high potential for liquefaction, landslides, or mudslides. Therefore, with the incorporation of the drainage measures discussed above, the proposed project would not expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards and mitigation would not be required.

Historical Resources (Archaeology)

A historical study evaluating the project site for cultural resources was prepared by ASM affiliates on June 15, 2004. The report entitled, *Cultural Resources Study for the Proposed Francis Parker Upper and Middle School Project*, provided a project description, a cultural background of the area, described the study methodology, and provided the study results and conclusion.

At least 11 archaeological sites have been identified within a one-mile radius of the project site. One site, CA-SDI-11,767, warranted further review due to its proximity to the subject property. The report analyzed this site in detail and determined that an earlier 1990 historical survey by ERC Environmental concluded that the site had been entirely destroyed north of Friars Road. Subsequently, the southern portion of CA-11,767 was

tested by Gallegos and Associates in 1992. Their tests determined the original site was probably south of Friars Road on the San Diego River terrace/floodplain as opposed to being located on the bluff slopes just below the study area. Therefore, archaeological site CA-11,767 would not be impacted.

Furthermore, the area has already had considerable impacts from previous grading and building activities. Records searches indicated no previously recorded sites are located within the project boundaries. An intensive survey did not result in the identification of any prehistoric or historic resources. As such it has been determined that implementation of the project would not result in the direct or indirect impact to any cultural resources. Therefore, no mitigation would be required.

Historical Resources (Architectural)

Among the proposed modifications to the project site is the demolition of existing school buildings. In order to evaluate their potential historicity, a historic building survey was required. Prepared by The Office of Marie Burke Lia in December 2003, the report, *Historic Site Survey Report for the Francis W. Parker Upper School*, evaluated 11 buildings that were either being proposed for either demolition or substantial and/or cosmetic renovation. As summarized below, the report describes the existing conditions, gives a brief history of the school, lists the impact significance criteria for National, State and Local registries, analyzes the potential impacts, and provides a conclusion on whether mitigation would be required.

None of the buildings or structures were found to have been of “exceptional importance,” or were found to have been associated with events that have made a significant contribution to the broad patterns of the City’s history or its cultural heritage. None of the buildings were found to have been associated with the lives of persons significant in our past or were represented the works of a master or an important creative individual. Moreover, none of the buildings were found to possess high artistic value or were found to have yielded, or to be likely to yield, information important in local history or pre-history. None of the Modern educational buildings were found to be a true representation of the type, period, or method of construction or an important example of the building practices of a particular time in history.

For purposes of the Local Register criteria, none of the buildings were found to exemplify or reflect elements of the City’s, the Linda Vista community’s, or the Linda Vista Road neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. None of the buildings are listed, or have been determined to be eligible by the National Park Service for listing on the National Register of Historic Places, or is listed, or have been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources. Finally, none of the buildings are a finite group of resources related to one another in a clearly distinguishable way or are geographically definable area or neighborhood containing improvements which have a special character, historical interest, or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City. Therefore, no mitigation would be required during the removal or renovation of these project buildings.

Lighting

Because the project is proposing to install six poles with cross arms and luminaries, a lighting study was required. Dream Engineering Incorporated prepared a lighting study entitled, *Sports Area Light Study & Recommendations, Francis W. Parker School C.U.P.*, dated February 29, 2004, whose purpose was to assess the effects of spill light and glare on adjacent land uses that would potentially occur with the installation and use of the proposed sports area lighting.

The project is proposing a total of six new light poles around the existing sports fields located on the eastern side of the school campus (see Figure 6). As shown in Figure 8, pole locations A and F would support 70' poles, locations B and E would support 90' poles, and locations C and D would support 80' poles. All poles would incorporate (50) 1500 watt metal halide (white light) luminaries. The proposed lighting system (Musco) would include up to a 95 percent reduction in spill light and glare on neighboring structures and use 25 percent less energy than standard lighting.

Other measures that would be implemented include a lighting reflector system and directional adjustments of the actual bulbs. The lighting reflector system would minimize potential glare by redirecting light into the lower half of the reflector which would direct the light down instead of out. Directional adjustment of the lights would mean that lights could be aimed so that light would be put on the field and not in the adjoining residential neighborhoods.

As a condition to the proposed PDP and CUP, lighting fixtures would be installed and aimed to the specifications described in the letter report. Moreover, lighting is regulated by the Municipal Code *Off-Site Development Regulations*, which requires that lighting not spill onto adjacent residences and that outdoor lighting must be equipped with automatic timing devices. Consequently, because the lighting must be in accordance with the lighting study as a condition to the permits and because the municipal code regulates lighting, no additional mitigation would be necessary.

Traffic/Parking

The project site currently functions as an educational institution, which accommodates 700 students. The project proposal would increase the student population to 800 students as well as an accompanying increase of seven staff members. A traffic study was required to address these changes and to determine if a significant traffic impact would result.

The report entitled, *Traffic Study for the Francis Parker School in the City of San Diego*, was prepared by Darnell & Associates, Inc (February 25, 2005) states that the proposed school expansion would generate approximately 467 new vehicle trips per day. Of the 467 trips, 110 new trips would occur in the morning peak hour and 66 new trips would occur during the evening peak hours. Overall, the additional population increase would modify average daily trips (ADTs) from the existing 3,269 ($4.67 \text{ trips/student} \times 700 \text{ students}$) to 3,736 (4.67×800).

The study analyzed intersections and roadway segments that surround the project site. The analysis found that the intersections and roadway segments would operate at acceptable levels of service (LOS) with the additional student population without requiring additional off-site improvements. In addition, a future conditions analysis demonstrated acceptable intersection and roadway segment LOS with or without the

proposed project. Therefore, because the project would not have a significant off-site traffic impact, no traffic mitigation would be required.

The study also examined existing parking conditions and the proposed conditions. Currently, the school supplies 332 parking spaces, but is required to only provide 254 spaces as specified by CUP 86-0089 and CUP 94-0207 (0.363 spaces per student). The proposed project would decrease parking to what is required by the existing CUP, resulting in a proposal of 290 parking spaces. Part of the reduction is due to the on-site circulation changes to dedicate areas currently used as parking to lanes designed for student pick-up and drop-off to enhance on-site circulation. Regardless, because the amount of parking spaces would still be in accordance with what was required under the existing CUP 94-0207, a significant impact on parking resources would not occur.

Water Quality

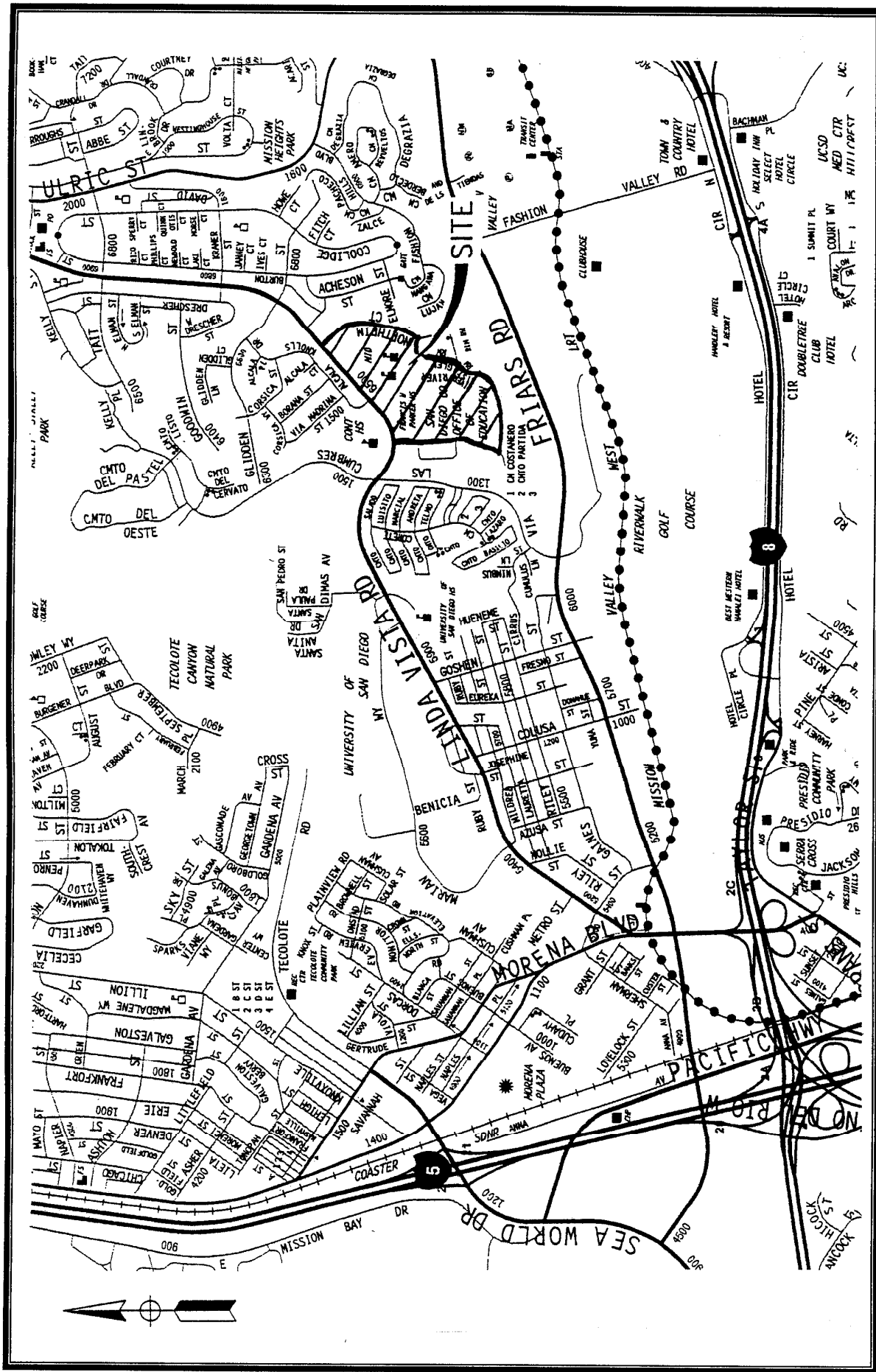
The project site is located on the 35,444-acre (55.4 square miles) Mission San Diego Hydrologic Sub-Area (HAS 907.11), which is part of the Lower San Diego Hydrologic Area (HA 907.10) and the San Diego Hydrologic Unit (HU 907.00). The 22.3-acre project accounts for less than 0.1 percent of the local watershed area. Approximately 8.0 acres of the project site are impervious surfaces.

The most immediate receiving water for the project site is the San Diego River Watershed (Hydrologic Unit Code 907.0). According to the California 2002 303(d) list published by the San Diego Regional Water Quality Control Board (RWQCB Region 9), the San Diego River Watershed is an impaired water body with fecal coliform, low dissolved oxygen, phosphorus, and total dissolved solids. The Pacific Ocean is approximately 4.8 miles downstream of the project site, and is impaired by bacterial indicators. It is highly unlikely that the potential pollutants from the project site would have a detrimental effect on the listed impairments so far downstream.

According to the City of San Diego Storm Water Manual and the completed Storm Water Requirements Applicability Checklist, this project is considered a “priority project” due to the amount of impervious surface area existing on-site and additional surface area being proposed and the project discharging to receiving waters within Environmentally Sensitive Areas. Therefore, the applicant was required to submit a Water Quality Technical Report.

The report, entitled *Preliminary Drainage and Water Quality Technical Report*, prepared by RBF Consulting, dated November 2004, addressed potential water quality impacts during both construction and post-construction phases of the project. During the construction phase, a “Storm Water Pollution Prevention Plan” (SWPPP) would be implemented. The SWPPP addresses erosion control, sediment control, and construction material management by designing features which attempt to minimize and/or contain contamination of the surrounding areas and watershed.

To address potential post-construction water quality impacts, the report identified the expected pollutants. In accordance with Table 2, Section III of the City’s Storm Water Standards Manual, the anticipated pollutants of concern from this development include an increase in sediment discharge from the site due to concentration of flows (which may carry absorbed pollutants of concern), trash and biodegradable organic matter, and pesticides, oils, grease, and other hydrocarbons from landscaped areas, parking lots, and buildings. The proposed post-construction BMPs would include site design BMPs, source control BMPs, and treatment control BMPs. would be filter inserts on every catch basin,



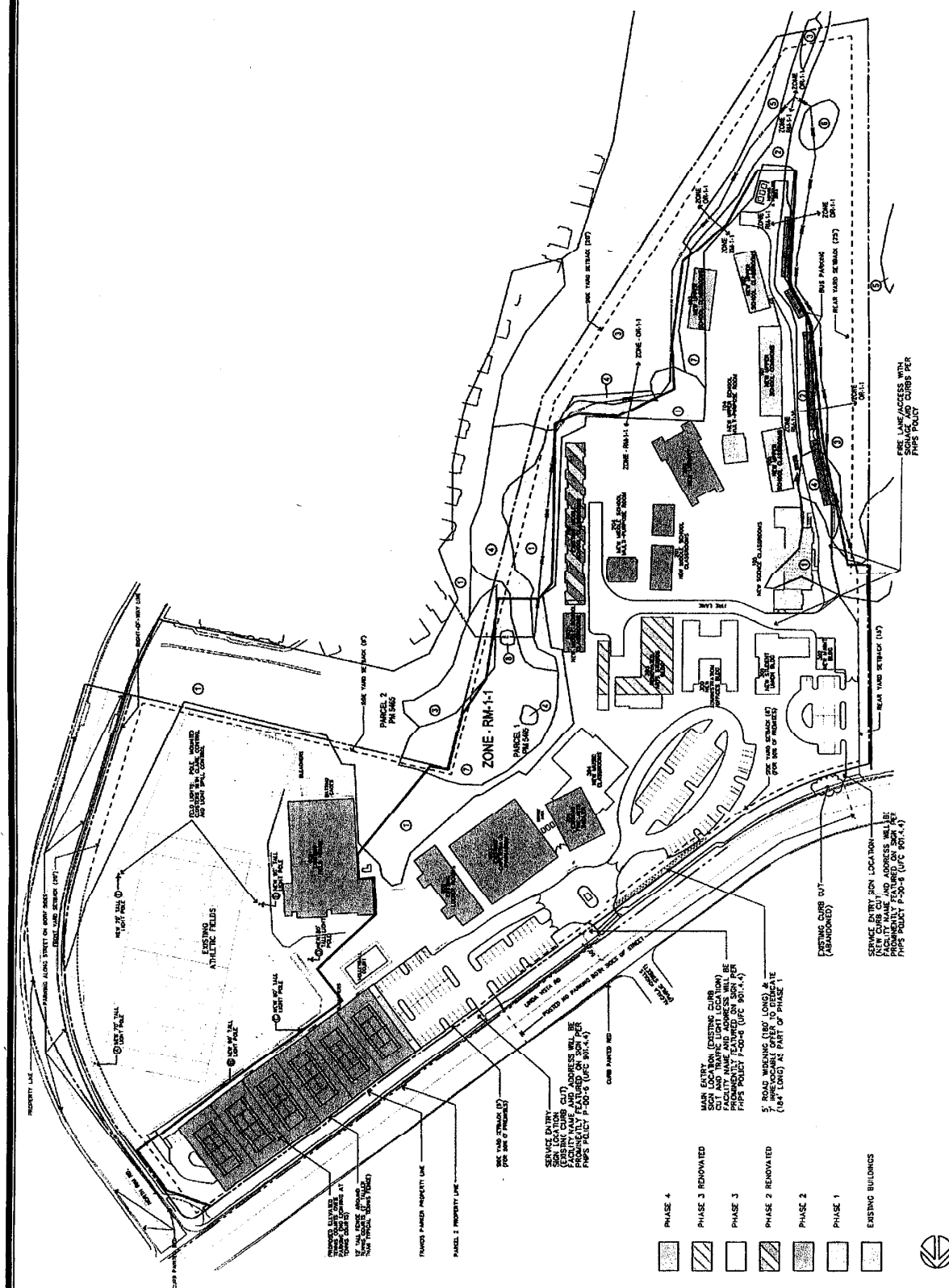
Location Map Environmental Analysis Section - Project No. 31079 CITY OF SAN DIEGO - DEVELOPMENT SERVICES

Francis Parker Upper-Middle School Campus



Francis Parker Upper-Middle School Campus

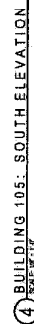
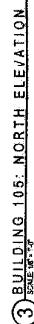
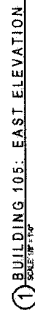
Environmental Analysis Section - Project No. 31079
CITY OF SAN DIEGO · DEVELOPMENT SERVICES





Environmental Analysis Section - Project No. 31079

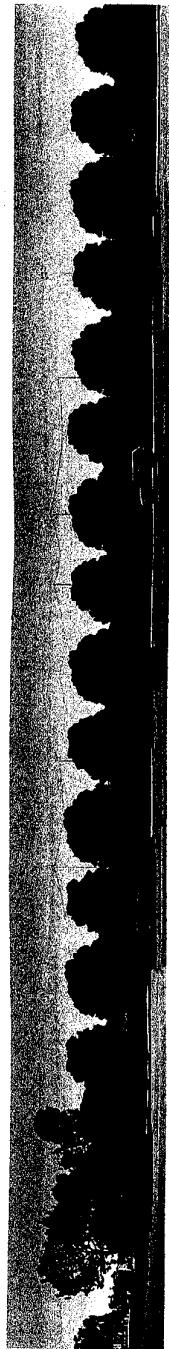
Francis Parker Upper-Middle School Campus



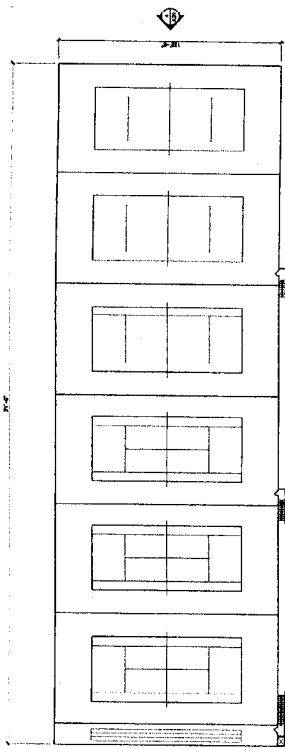


Elevation – Proposed Library
Environmental Analysis Section – Project No. 31079
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

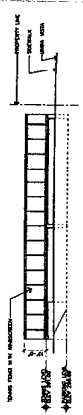
Francis Parker Upper-Middle School Campus



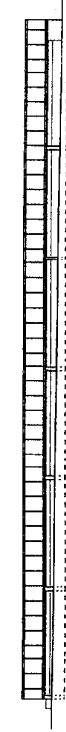
TENNIS STRUCTURE - NORTH ELEVATION ON LINDA VISTA



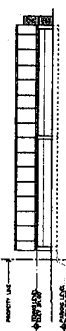
① BUILDING 305 : FLOOR PLAN
SCALE 1/8" = 1'-0"



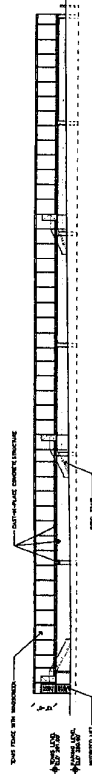
④ BUILDING 305 : EAST ELEVATION
SCALE 1/8" = 1'-0"



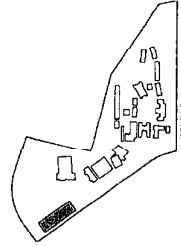
② BUILDING 305 : NORTH ELEVATION
SCALE 1/8" = 1'-0"



⑤ BUILDING 305 : WEST ELEVATION
SCALE 1/8" = 1'-0"



③ BUILDING 305 : SOUTH ELEVATION
SCALE 1/8" = 1'-0"



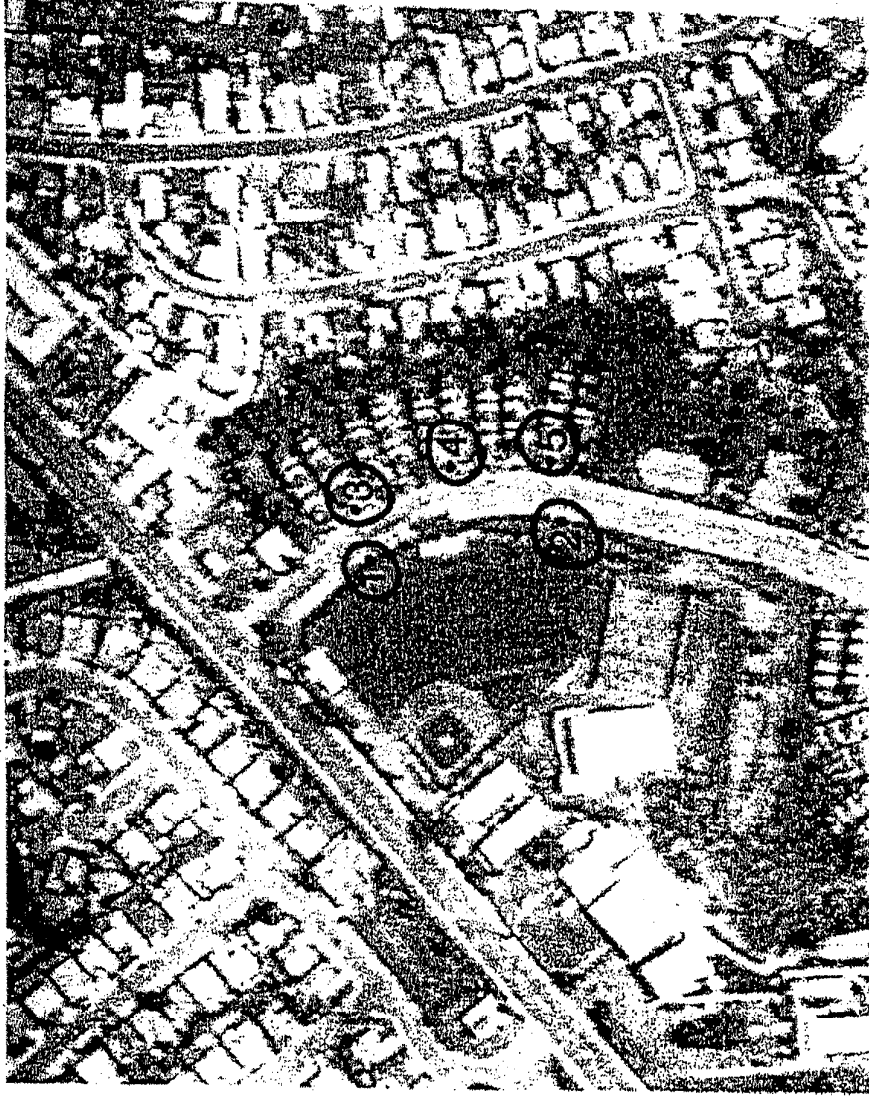
Francis Parker Upper-Middle School Campus

Elevation - Parking Structure and Tennis Courts

Environmental Analysis Section - Project No. 31079

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

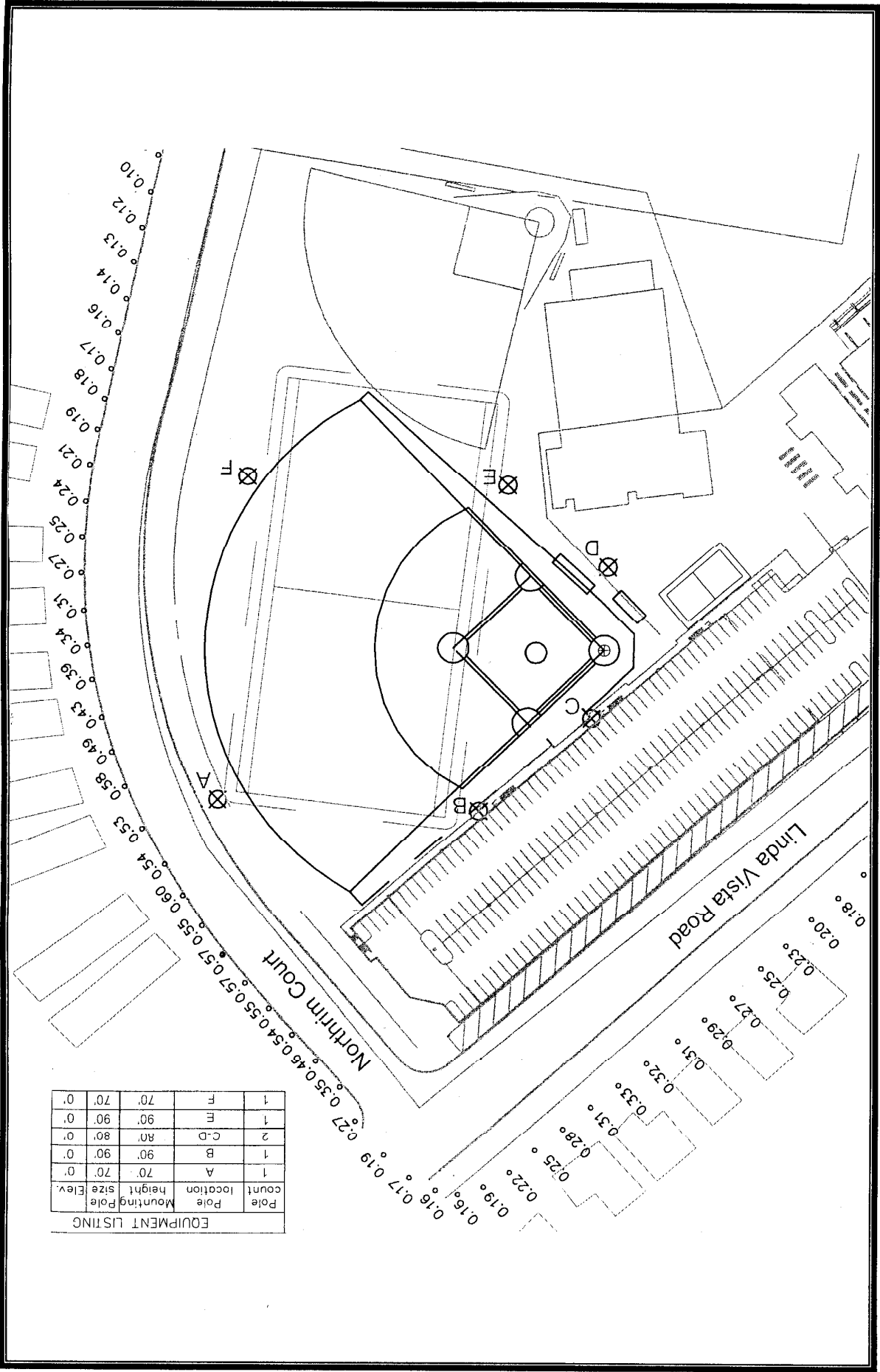




Francis Parker Upper-Middle School Campus

Noise Measurement Locations
Environmental Analysis Section - Project No. 31079
CITY OF SAN DIEGO • DEVELOPMENT SERVICES





EQUIPMENT LISTING				
Pole	Mounting	Pole	Mounting	Pole
count	location	height	size	Elev.
1	A	70'	70'	0'
1	B	90'	90'	0'
2	C-D	80'	80'	0'
1	E	90'	90'	0'
1	F	70'	70'	0'

Francis Parker Upper-Middle School Campus

Field Lighting Locations
 Environmental Analysis Section - Project No. 31079
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES



Initial Study Checklist

Date:	September 15, 2004
Project No.:	31079
Name of Project:	Francis Parker Upper-Middle School Campus

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- A. The obstruction of any vista or scenic view from a public viewing area? — — — ✓
The proposed project is a reconfiguration of existing school buildings and the new proposal is not proposing substantial height deviations. Furthermore, there is no public vista or scenic view that would be obstructed, nor was such a view identified in the Linda Vista Community Plan.
- B. The creation of a negative aesthetic site or project? — — — ✓
The project is proposing to demolish several older buildings from the 1960's and 70's and construct new buildings similar to the existing Field House and Fine Arts building. No negative aesthetic site would result from project implementation.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?</p> <p><u>The proposed residential project would be consistent with the development currently in existence and the surrounding development in terms of bulk, scale, materials, and style.</u></p>	—	—	<u>√</u>
<p>D. Substantial alteration to the existing character of the area?</p> <p><u>The proposed project is in conformance with the general character of the area and its use would remain unchanged by the reconfiguration. The project would not substantially alter the existing character.</u></p>	—	—	<u>√</u>
<p>E. The loss of any distinctive or landmark tree(s), or a stand of mature trees?</p> <p><u>A stand of ornamental trees along Linda Vista Road may be removed during construction activities. Project landscaping must comply with the City's Landscape Regulations and Landscape Development Manual.</u></p>	—	—	<u>√</u>
<p>F. Substantial change in topography or ground surface relief features?</p> <p><u>The project is proposing an outdoor dining terrace and would use fill to create a level pad. However, the pad would not create a substantial change in topography or ground surface. Moreover, the project is currently developed and new development would not require substantial alterations of the existing grade.</u></p>	—	—	<u>√</u>
<p>G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?</p> <p><u>The project is proposing an outdoor dining terrace and would use fill to create a level pad. However, the pad would not require a substantial modification to the existing hillside. No loss, covering, or modification of any of the above mentioned geologic or physical features would occur.</u></p>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
H. Substantial light or glare? <u>The project is proposing to add 6 sport lighting poles and could potentially create substantial light and glare. However, the project would be regulated by the City Municipal Code's Outdoor Lighting Regulations section 142.0740. Lighting would not be allowed to spill onto adjacent properties and late night lighting would be regulated by automatic timers. Please see the Initial Study Discussion</u>	—	<u>√</u>	—
I. Substantial shading of other properties? <u>No such effect would occur. See I-A.</u>	—	—	<u>√</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project site is on urban land that has been heavily disturbed and is currently developed. No known mineral resources are present.</u>	—	—	<u>√</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The project site is located within a developed, urbanized area.</u>	—	—	<u>√</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>The project would contribute approximately 467 additional ADTs, not enough to conflict with or obstruct the applicable air quality plan. Additionally, there would not be a significant stationary source emission from the proposed construction. Therefore, the project would not conflict or obstruction implementation of the applicable air quality plan.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>See III-A.</u>	—	—	<u>√</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>See III-A.</u>	—	—	<u>√</u>
D. Create objectionable odors affecting a substantial number of people? <u>See III-A.</u>	—	—	<u>√</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>There is a potential for the creation of dust particulate during construction only. However, the City Municipal Code requires dust suppression measures be implemented during construction activities.</u>	—	—	<u>√</u>
F. Alter air movement in the area of the project? <u>The project would not alter air movement in any significant way. See III-A.</u>	—	—	<u>√</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See III-A.</u>	—	—	<u>√</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>The project site contains some sensitive biological resources. To determine the potential impacts to these resources, EAS will require the applicant to submit a biological survey report which would address unique, rare, endangered, sensitive, and fully protected plants and animals.</u>	—	<u>√</u>	—
B. A substantial change in the diversity of any species of animals or plants?	—	<u>√</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See IV-A.</u>			
C. Introduction of invasive species of plants into the area? <u>Proposed project landscaping would conform to the City of San Diego's approved plant species and invasive species would not be introduced into the area.</u>	—	—	<u>√</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>See IV-A.</u>	—	<u>√</u>	—
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV-A.</u>	—	<u>√</u>	—
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>See IV-A.</u>	—	<u>√</u>	—
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>Project is not within or adjacent to the MHPA.</u>	—	—	<u>√</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The school would use fuel and energy at a level equivalent for a school with a student population of 800 students, 100 more than currently attend. Excessive amounts would not be used.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Result in the use of excessive amounts of power? <u>See V-A.</u>	—	—	<u>√</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The proposed project lies within Geologic Hazard Zone 52, a zone characterized with a low risk for geologic hazards. However, a geotechnical report was submitted and is discussed in the Initial Study discussion.</u>	—	—	<u>√</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The proposed reconfiguration of buildings on a developed site would not result in a substantial increase in wind or water erosion. However, due to the project's "Priority" Storm Water status, a permanent BMP schedule is required, and must be in compliance with the City's Storm Water Regulations. BMPs using erosion control methods would be implemented.</u>	—	—	<u>√</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI-A.</u>	—	—	<u>√</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The proposed project is outside the City's historical sensitivity map boundaries. In addition, the site is mostly developed and has been heavily disturbed by the previous grading. However, eleven sites are within a mile of the project site and a historical resources report will be required. Please see the Initial Study</u>	—	<u>√</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>discussion on Historical Resources</u> <u>(Archaeology).</u>			
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See VII-A. See the Initial Study discussion on Historical Resources (Architectural).</u>	—	<u>√</u>	—
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See VII-B.</u>	—	<u>√</u>	—
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such potential exists on-site. See VII-A.</u>	—	—	<u>√</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See VII-A.</u>	—	—	<u>√</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>The project would demolish 10 existing buildings built during the 1960's and 70's which could potentially contain asbestos and lead-based paint. Please see the Initial Study discussion on Human Health/Public Safety and Hazardous Materials.</u>	—	<u>√</u>	—
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>Project does not propose "routine" transport, use, or disposal of hazardous materials.</u>	—	—	<u>√</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals,			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
radiation, or explosives)? <u>See VIII-A.</u>	—	—	<u>√</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The project would have multiple entry/exits and streets would accommodate fire equipment trucks. No such impairment is anticipated.</u>	—	—	<u>√</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The site is not listed on the Department of Environmental Health's SAM case listing.</u>	—	—	<u>√</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII-A. See the Initial Study discussion.</u>	—	—	<u>√</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>Due to the project's "Priority" Storm Water status, a permanent BMP schedule is required as described by the City's Storm Water Regulations. Please see the Initial Study discussion on water quality.</u>	—	—	<u>√</u>
B. An increase in impervious surfaces and associated increased runoff?	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Although impervious surface area would increase, permanent BMPs would be implemented. See IX-A.</u>			
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>The new project development would not substantially alter the existing drainage patterns. See IX-A.</u>	—	—	<u>√</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? <u>See IX-A.</u>	—	—	<u>√</u>
E. A potentially significant adverse impact on ground water quality? <u>See IX-A.</u>	—	—	<u>√</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX-A.</u>	—	—	<u>√</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The project is fully consistent with the community plan and does not conflict with any such plans, policies, or regulations.</u>	—	—	<u>√</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See X-A.</u>	—	—	<u>√</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project does not conflict with any such plans. See X-A.</u></p>	—	—	<u>√</u>
<p>D. Physically divide an established community? <u>The project would not divide an established community.</u></p>	—	—	<u>√</u>
<p>E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>Project is not within any airport CLUP.</u></p>	—	—	<u>√</u>
XI. NOISE – Would the proposal result in:			
<p>A. A significant increase in the existing ambient noise levels? <u>The project is proposing to begin having evening events at the sports field.</u> <u>Consequently, there is a potential for significant noise impacts to the surrounding residential uses. A noise analysis is required to determine if impacts would occur. Please see the Initial Study discussion regarding noise.</u></p>	—	<u>√</u>	—
<p>B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>Please see XI-A.</u></p>	—	<u>√</u>	—
<p>C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>The project is not anticipated to generate enough traffic to produce noise impacts beyond that which is already present.</u></p>	—	—	<u>√</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature?			
<p><u>The project site is underlain by the Friar's Formation, which is designated as having a high potential for fossil deposits. However, due to</u></p>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>the project site being currently developed, grading would not surpass 6 feet and paleontological monitoring would not be required.</u>			

XIII. POPULATION AND HOUSING – Would the proposal:

- | | | | |
|---|---|---|----------|
| A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
<u>The project is only proposing to add 100 students. Francis Parker is a private school and as such does not necessarily draw its student population from the surrounding area, but from all over San Diego County. Therefore, the project would not induce substantial population growth by its reconfiguration.</u> | — | — | <u>√</u> |
| B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
<u>The project would not displace any existing housing.</u> | — | — | <u>√</u> |
| C. Alter the planned location, distribution, density or growth rate of the population of an area?
<u>See XIII-A and –B.</u> | — | — | <u>√</u> |

XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- | | | | |
|--|---|---|----------|
| A. Fire protection?
<u>Fire protection services are available.</u> | — | — | <u>√</u> |
| B. Police protection?
<u>Police protection services are available.</u> | — | — | <u>√</u> |
| C. Schools?
<u>The project is a private school that is proposing to increase its student body by 100. The project</u> | — | — | <u>√</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>would not have an adverse impact on nearby schools.</u>			
D. Parks or other recreational facilities? <u>No effect would occur.</u>	—	—	<u>√</u>
E. Maintenance of public facilities, including roads? <u>Maintenance of public facilities would not be affected with the reconfiguration of the school.</u>	—	—	<u>√</u>
F. Other governmental services? <u>No effect would occur.</u>	—	—	<u>√</u>

XV. RECREATIONAL RESOURCES – Would the proposal result in:

- | | |
|--|-------------------------------|
| <p>A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
<u>The project is proposing to increase its recreational capacity. In addition, the project would not have an affect on recreational resources outside the school boundaries.</u></p> | <p>— — <u>√</u></p> |
| <p>B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?
<u>The project is proposing to expand its recreational facilities. However, the site is mostly developed and areas where the expansions would take place are in locations already occupied by buildings and development. No such adverse effects would occur. See XV-A.</u></p> | <p>— — <u>√</u></p> |

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

- | | |
|--|-------------------------------|
| <p>A. Traffic generation in excess of specific/
community plan allocation?
<u>Traffic generation by project is not anticipated to be significant (467 additional ADTs) and</u></p> | <p>— <u>√</u> —</p> |
|--|-------------------------------|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>would not exceed the Linda Vista Community Plan's recommendation. However, a traffic and parking study is being submitted and City staff will determine if there would be a significant traffic impact on the environment by implementing the project proposal. Please see the Initial Study discussion on traffic and parking.</u>			
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>See XVI-A.</u>	—	<u>√</u>	—
C. An increased demand for off-site parking? <u>City staff has requested the preparation of a parking analysis to determine if there would be a significant impact on off-site parking.</u>	—	<u>√</u>	—
D. Effects on existing parking? <u>The project would have to meet the parking requirements set by the existing CUP 86-0089 and then amended by 94-0207. See XVI-C.</u>	—	—	<u>√</u>
E. Substantial impact upon existing or planned transportation systems? <u>See XVI-A.</u>	—	—	<u>√</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Public access to any such areas would not be impacted.</u>	—	—	<u>√</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project would be designed to engineering standards. No such impacts would result.</u>	—	—	<u>√</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)?	—	—	<u>√</u>

Yes Maybe No

It is not anticipated that the project would create any conflicts with such adopted transportation policies, plans, or programs.

XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:

- | | | | |
|---|---|---|----------|
| A. Natural gas?
<u>The project is proposing the renovation and expansion of existing school facilities.</u>
<u>Adequate utilities are available.</u> | — | — | <u>✓</u> |
| B. Communications systems?
<u>See XVII-A.</u> | — | — | <u>✓</u> |
| C. Water?
<u>See XVII-A.</u> | — | — | <u>✓</u> |
| D. Sewer?
<u>See XVII-A.</u> | — | — | <u>✓</u> |
| E. Storm water drainage?
<u>Storm Water drainage would be developed and maintained in accordance with the City's Storm Water Guidelines. No substantial alterations would be required.</u> | — | — | <u>✓</u> |
| F. Solid waste disposal?
<u>See XVII-A.</u> | — | — | <u>✓</u> |

XVIII. WATER CONSERVATION – Would the proposal result in:

- | | | | |
|--|---|---|----------|
| A. Use of excessive amounts of water?
<u>Project would not use excessive amounts of water.</u> | — | — | <u>✓</u> |
| B. Landscaping which is predominantly non-drought resistant vegetation?
<u>Landscaping would be consistent with the City's Landscaping Regulations.</u> | — | — | <u>✓</u> |

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><u>The site has sensitive biological resources and a biology study will be submitted to address the above biology-related concerns.</u></p>	—	<u>✓</u>	—
<p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)</p> <p><u>Project is consistent with the long-term vision and would not achieve short-term goals to the disadvantage of long-term goals.</u></p>	—	—	<u>✓</u>
<p>C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)</p> <p><u>Project would not result in cumulatively considerable impacts.</u></p>	—	—	<u>✓</u>
<p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><u>The proposed project would not cause substantial adverse environmental effects on human beings, either directly or indirectly.</u></p>	—	—	<u>✓</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

___ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

___ City of San Diego Progress Guide and General Plan.

√ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

√ Site Specific Reports: 1) Preliminary Geotechnical Investigation for the Proposed Francis Parker Middle School Redevelopment Project, by Testing Engineers – San Diego, Inc (March 21, 2003). 2) Geotechnical Investigation Addendum Proposed Francis Parker School Redevelopment, by Construction Testing and Engineering (November 15, 2004).

III. Air

___ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

___ Regional Air Quality Strategies (RAQS) - APCD.

√ Site Specific Report: Traffic Study for Francis Parker School, by Darnell & Associates (Revised February 25, 2005).

IV. Biology

√ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

_____ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

✓ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

_____ Community Plan - Resource Element.

_____ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

_____ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

✓ City of San Diego Land Development Code Biology Guidelines.

✓ Site Specific Report: *Biological Resources Report for the Proposed Francis Parker School Renovation, by Tierra Environmental Services (February 24, 2005).*

V. Energy N/A

VI. Geology/Soils

✓ City of San Diego Seismic Safety Study.

✓ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.

✓ Site Specific Report: *1) Preliminary Geotechnical Investigation for the Proposed Francis Parker Middle School Redevelopment Project, by Testing Engineers – San Diego, Inc (March 21, 2003). 2) Geotechnical Investigation Addendum Proposed Francis Parker School Redevelopment, by Construction Testing and Engineering (November 15, 2004).*

VII. Historical Resources

✓ City of San Diego Historical Resources Guidelines.

✓ City of San Diego Archaeology Library.

✓ Historical Resources Board List.

___ Community Historical Survey:

✓ Site Specific Report: 1) Cultural Resources Study for the Proposed Francis Parker Upper and Middle School Project, by ASM affiliates (June 15, 2004) 2) Historic Site Survey Report for the Francis W. Parker Upper School, by The Office Marie Burke Lia (December 2003). ..

VIII. Human Health / Public Safety / Hazardous Materials

✓ San Diego County Hazardous Materials Environmental Assessment Listing, 2004.

✓ San Diego County Hazardous Materials Management Division

___ FAA Determination

___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.

✓ Airport Comprehensive Land Use Plan.

___ Site Specific Report:_____.

IX. Hydrology/Water Quality

✓ Flood Insurance Rate Map (FIRM).

✓ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

✓ Clean Water Act Section 303(d) list, dated July, 2003,
http://www.swrcb.ca.gov/tmdl/303d_lists.html).

X. Land Use

✓ City of San Diego Progress Guide and General Plan.

✓ Community Plan.

___ Airport Comprehensive Land Use Plan

✓ City of San Diego Zoning Maps

___ FAA Determination

XI. Noise

- ☒ Community Plan
- ☐ San Diego International Airport - Lindbergh Field CNEL Maps.
- ☐ Brown Field Airport Master Plan CNEL Maps.
- ☐ Montgomery Field CNEL Maps.
- ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Site Specific Report: Noise Impact Analysis – Francis Parker School Expansion, by David Evans and Associates (March 1, 2005).

XII. Paleontological Resources

- ☒ City of San Diego Paleontological Guidelines.
- ☒ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ☐ Site Specific Report:_____.

XIII. Population / Housing

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.

___ Series 8 Population Forecasts, SANDAG.

___ Other:_____.

XIV. Public Services

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

XV. Recreational Resources

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

___ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources:_____.

XVI. Transportation / Circulation

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

___ San Diego Region Weekday Traffic Volumes, SANDAG.

√ Site Specific Report: *Traffic Study for Francis Parker School, by Darnell & Associates*
(Revised February 25, 2005).

XVII. Utilities

√ Community Plan

XVIII. Water Conservation N/A

___ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.